



State of Affairs for Grizzly Ranch Conservancy
September 11, 2008

Welcome to this first issue of the “State of Affairs” of the Grizzly Ranch Conservancy! With this correspondence, the Board of Directors for your Conservancy plans to issue bi-annual reports on activities, financial status and forthcoming plans.

In its short life, the Conservancy has achieved significant results. In addition to its on-going responsibilities to preserve and protect the more than 55 acres of jurisdictional wetlands, springs and waterways, important accomplishments have included:

- Secured ownership of the 2+acres which has been planned as the Beckwourth Crossing Interpretive Center
- Organized a Silent Auction fundraiser during the Mountain Homecoming event in July. Generous donations provided \$2,300 in revenue for the Conservancy and bidders were enthusiastic
- Completed the Master Plan for Beckwourth Crossing to become the site for (1) a replica of the Beckwourth Cabin, which will serve as an interpretive and nature center, (2) an outdoor amphitheatre and learning area, (3) a demonstration garden for native flora, (4) a community gathering area with an outdoor firepit and spectacular views of Beckwourth Peak, and (5) a venue for outdoor art
- Planned and constructed a trail system connecting the Conservancy open areas, Big Grizzly Creek, and adjacent Forest Service lands
- Developed and produced a series of interpretive and informational brochures including a Trails Map, annual brochures, and bookmarks
- Installed outdoor furniture, trail markers and interpretive signage at key locations
- Completed scientific study of the water quality and aquatic habitat of Big Grizzly Creek and conducted riparian enhancement of the Big Grizzly Creek floodplain
- Created conceptual Master Plans for Bathtub Springs Open Space Area and Big Grizzly Creek
- Created an Advisory Committee composed of property owners. The Conservancy continues to invite volunteer participation from homeowners
- Rented greenhouse space at a local nursery, Sierra Valley Farms, to increase production of native plants for use in landscaping by Grizzly Ranch property owners. This provides a ready source of approved plant material for landscaping while partially fulfilling the Conservancy’s community service goal.

Notwithstanding the economic constraints, the Conservancy's on-going activities include:

- Development and operation of the web page (www.grizzlyranchconservancy.org)
- Maintaining trails and open space parcels
- Pursuing National Audubon Society certification for the golf course
- Sponsoring fundraising events such as the Silent Auction
- Planning for the "cabin raising" at Beckwourth Crossing.

Last month the Conservancy completed its most ambitious project – the design and publication of "Grizzly Ranch Landscapes: A Selection of Native Plants for the Sierra Valley Region". The book is designed to fulfill at least two purposes: a handy guide to the native plants for hiking in the spectacular Sierra Nevada and specific details on the characteristics and features of plants suitable for landscapes at Grizzly Ranch. A copy was provided to each property owner at the July Homecoming. For those not in attendances, we have included a copy in this mailing. Additional copies may be secured at request and may be obtained with a tax-deductible contribution of \$10 to help offset the costs for production and mailing.

The Conservancy receives most of its revenue from sales within Grizzly Ranch. With the drastic downturn in the national real estate markets in mid-2006, the Conservancy has seen its revenue drop from \$147,000 in 2005 to an estimated \$33,000 in 2008. In normalized markets, I would expect lot sales (including re-sales) at Grizzly Ranch to produce about \$200,000 annually in fee revenue to the Conservancy. The unknown is when the markets will return. Many experts suggest late 2009 at the earliest and more probably 2010. For conservatism, the Board intends to manage the Conservancy's expenditures to match the fees produced by re-sale transactions, which are also expected to remain weak and funding provided by contributions. Accordingly, several of our pending projects will be postponed.

In this document you will find the financial statements for the period ending June 30, 2008. Please note on the balance sheet that the Conservancy continues to maintain a cash reserve of approximately \$100,000.

The Board wishes to acknowledge the hard work of Donna Lindquist who has filled the role of "Executive Director" for the Conservancy and who has ably managed the Conservancy's activities during these very difficult times. We are also looking forward to working with the recently organized Advisory Committee and thank them for their enthusiastic support of the Conservancy's mission.

Respectfully Submitted,

Andy Norris
President

Attachments:

Sources and Uses of Cash June 30, 2008

Grizzly Ranch Landscapes: A Selection of Native Plants for the Sierra Valley Region